

Crescent Heights Community Association Letter

January 19, 2018

The CHCA Planning Committee does not approve this amendment for the following reasons:

1. There are other R-CG - zoned properties in Crescent Heights that have not been developed to their full R-CG capacity. We are not willing to look at increasing density in our community until all R-CG lots have been developed to their density capacity.
2. Our objective is to develop density around the perimeter of our community and leave the inner properties for low density single family and detached housing use. There is no need to increase density in this location as we will have high density on Centre Street, Edmonton Trail and on 15th and 16th Avenues per the 16th Avenue ARP.
3. In 2017 our community opposed and successfully appealed two density up-zoning LOCs similar to this one. These were LOC2017-0061 at 201-10 Ave. NE and LOC 2017-0059 at 301-7 Ave. NE..
4. To the best of our knowledge the developer has not made any effort to contact or engage the neighbours, nor schedule a pre-application meeting. The Design Intent and Content portion of the materials that we received seemed to be a poorly edited version of a similar application for the Cliff Bungalow community. We question whether this developer has done any special planning for what is unique to Crescent Heights?
5. We want to encourage housing diversity and projects like this reduce the number of single family homes.
6. The neighbours to the West of this property will lose all East sunlight. We encourage the urban forest in Crescent Heights and the neighbours currently have vegetation which will either not survive or be depleted when this property is built because of the reduced sunlight.
7. The neighbours' expectation when they purchased their properties was to be able to enjoy their back yards. This expectation will be significantly and negatively impacted if this rezoning is permitted.
8. There will likely be an increase in vehicle traffic in the area.

In summary, we are already one of the highest density communities in Calgary. Our ARP encourages family-oriented housing. We do not see any reason to increase the density at this property

Sincerely,

Dennis Marr, Director, Planning, Crescent Heights C.A.